

ZBA14-00017 10501 Lakewood Avenue Ruben Fierro and Theresa Fierro
Applicants request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3 (Residential) zone.

This would allow a 28'6" by 14'6" (413.25 square feet) addition which is proposed to encroach in the required rear yard setback and to be located to within 20 feet of the rear property line.

The required front and rear yard cumulative setback total in the R-3 zone district is 50 feet.

BACKGROUND

The applicants are requesting a storage room addition which will encroach in the required rear yard setback. A site visit shows that construction of the addition has already begun. There are items in the easterly side yard which require screening from view from the public street per Title 20, Zoning, Section 20.14.210 D.3., Outdoor storage standards.

CALCULATIONS

Permitted area of encroachment in required rear yard setback = 426.15 sq. ft. (28.41' [85.23' average lot width ÷ 3] x 15' [3/5 of 25'])

Requested area of encroachment in rear yard = 413.25 sq. ft. (28.5' x 14.5')

Required cumulative front and rear yard setback = 50'

Requested front and rear yard setback total = 45'

STAFF RECOMMENDATION

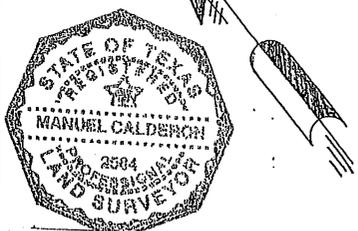
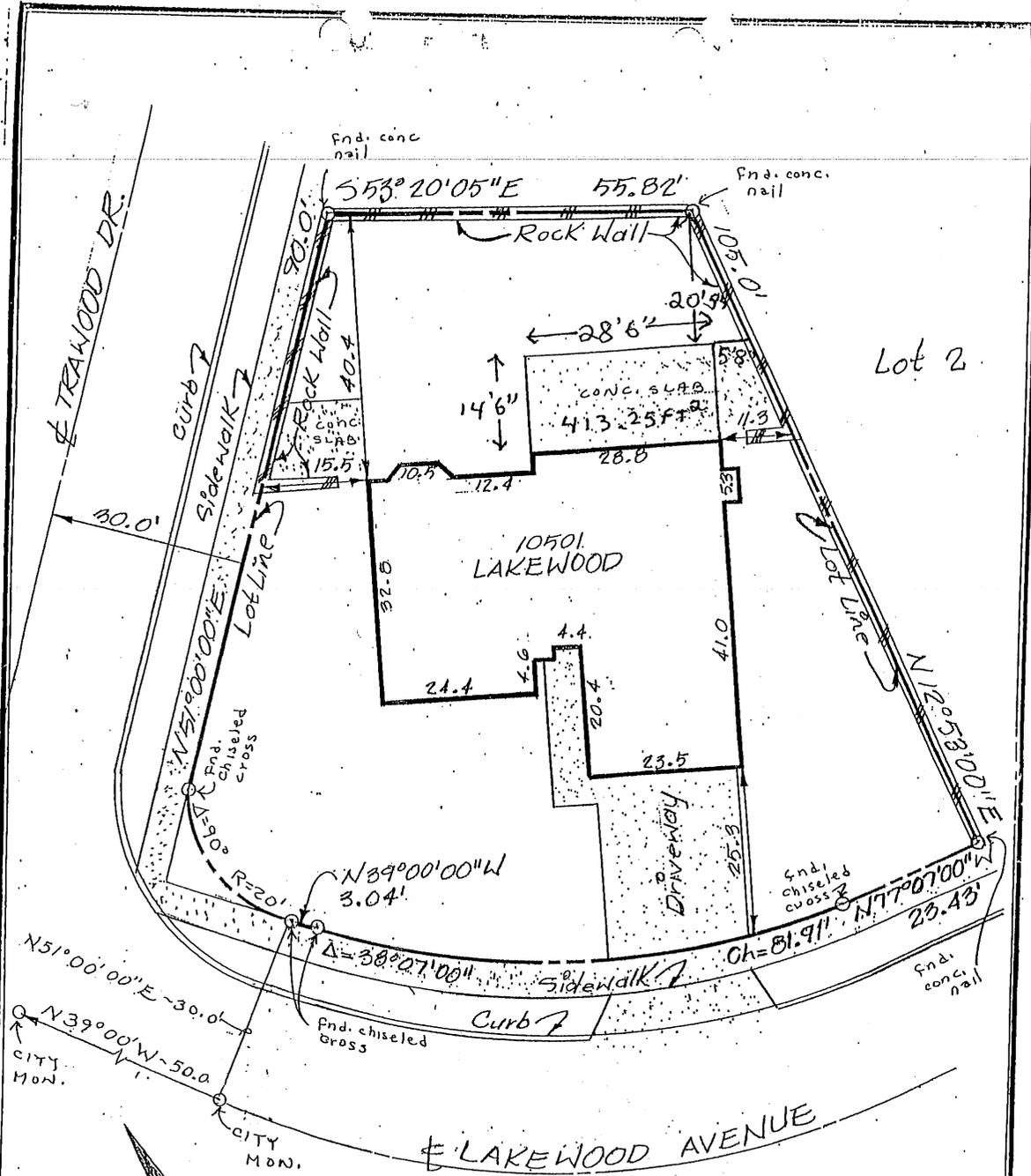
Staff recommends approval of the request as it meets the requirements of the Special Exception C.

The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

"Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;
3. A minimum ten-foot rear yard setback shall be required;
4. The minimum side and side street yard setbacks shall not be reduced; and
5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space."

ITEM #3



NOTE: This lot is not located in a flood hazard area as determined by the FIRM by the U.S. Federal Emergency Management Agency National Federal Insurance Program.

CERTIFICATION
 I hereby certify that the foregoing Boundary and Improvement survey was made by me or under my supervision and that there are no encroachments except as shown. Only platted easements are shown.
 Manuel Calderon
 Registered Professional Land Surveyor-2564

Book 26
 Page 59
 Job No. 893-284

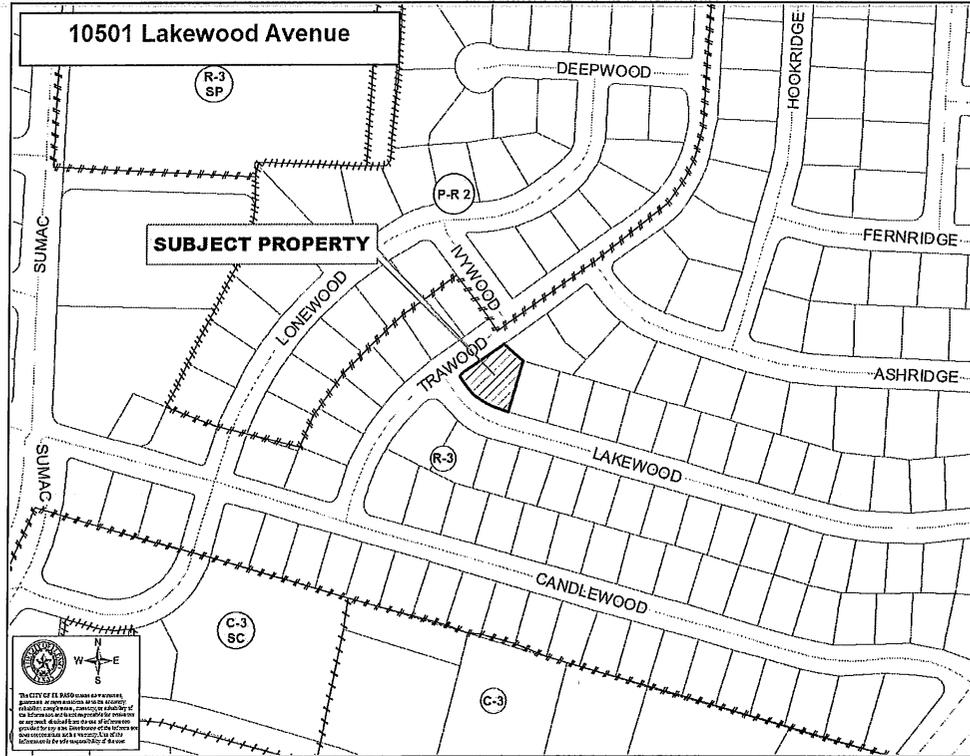
1085114

10501 LAKEWOOD AVENUE
 LOT 1, BLOCK B
 VISTA DEL SOL UNIT-1
 CITY OF EL PASO
 EL PASO COUNTY, TEXAS

FIELD & OFFICE J.R. DATE 8-27-93 SCALE 1"=20'

CALDERON ENGINEERING
 3031 TRAWOOD DR.
 El Paso, Texas 79936 (915) 855-7552

ZONING MAP



NOTIFICATION MAP

